



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
January 12, 2022**

Members Present: Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: Benny Bergantino

Also in Attendance: Thomas Kravitz, Planning Director/AO
Lidia Cruz-Abreu, AAO
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chairperson Slocum called the meeting to order at 6:04 p.m.

The December 2021 meeting minutes were presented for review and approval. A motion was made by Ms. Gerlach, seconded by Ms. Cullion and Ms. Polselli, to approve the December 2021 Planning Board minutes, as presented. All in favor; none opposed.

A. For discussion, consideration, and/or action - Continued review of proposed solar ordinance and comprehensive plan amendments, having incorporated Citizen recommendations from the prior month's meeting.

Planning Staff included findings which can serve as an advisory opinion for the City Council, should the Planning Board wish to act on a motion. Two separate motions authorizing staff to prepare the following advisory opinion for the City Council should be motioned; first for the Comprehensive Plan amendments, then Zoning Ordinance as follows:

Chairman Slocum noted the receipt of over 100 emails/documents etc. in support of the City's draft ordinance and recommendations.

Ms. Kerin Browning and Mr. Greg Lucini, presented an alternative option to the City's draft ordinance and recommendations.

Public comments overwhelming supported the City's draft ordinance and recommendations. The Public noted concerns with contamination of soils post solar development; noted expectation of uses when properties are purchased; specifically concerns with industrial uses being introduced into residentially zoned areas of the City; noted that the proposal was a City-Wide concern and not specific to direct abutters; value and protection of forested and open spaces; protecting the integrity of existing neighborhoods.

Public comments in favor of ISM's ordinance noted that they did not believe that there would be any contamination generated from the use of solar panels; specific in support of solar on properties that have fallen under commercial use and the future retention of the land area for open space. Document submitted noting the pros and cons of solar vs. forested land carbon footprint.

Mr. Flynn made a motion, seconded by Ms. Polselli, to support the City's recommended amendment and to forward a favorable recommendation to the City Council for an advisory recommendation for a Comprehensive Plan Amendment. Mr. Catalano, Ms. Cullion, Ms. Gerlach, Mr. Penta, and Mr. Slocum voted in favor; none opposed.

Mr. Catalano, seconded by Mr. Penta, made a motion to support the City's recommended zone change as presented and to forward a positive advisory recommendation to the Warwick City Council in favor of the proposed zone change. Mr. Flynn, Ms. Cullion, Ms. Gerlach, Ms. Polselli, and Mr. Slocum voted in favor; none opposed.

B. For discussion, consideration, and/or action – Public Hearing MLD Waterside @ Little Pond-Preliminary/Final Approval

The Applicant sought a combined Preliminary/Final Approval of a Major Land Development Project. The Applicant received a conditional Master Plan Approval at the regularly scheduled July 2021 Planning Board meeting and a City Council Zone Change at the August 30, 2021 meeting; to allow for the development of a (20) twenty-unit, multi-family residential, duplex-style development; with less than required front-yard setbacks, separation between buildings and parking within 15' of a residential structure, in an A-10 Planned District Residential (PDR).

There was public comment regarding old growth tree preservation.

Board noted possible addition of planting along the property edge

Mr. Catalano, seconded by Ms. Cullion, made a motion to combine Preliminary/Final Approval. All in favor; none opposed. Mr. Catalano, seconded by Mr. Flynn, made a motion to adopt the Planning Department's Findings and Recommendation, as presented, and to grant a combined Preliminary Final Approval. All in favor; none opposed.

C. For discussion, consideration, and/or action – Public Meeting Church Plat Preliminary Approval

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (1) one lot to create (2) two lots; (1) one 20,706 square foot lot with a pre-existing, non-conforming single-family dwelling and garage, having less than required side-yard setback; and (1) one new 22,732 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

Ms. Cullion, seconded by Mr. Flynn, made a motion to adopt the Planning Department's Findings and Recommendations, as presented, and to grant Preliminary Approval. All in favor; none opposed.

D. For discussion, consideration, and/or action – Public Hearing MLD Preliminary Approval – North Point

This Applicant sought Preliminary Approval, having received Master Plan Approval back on August 11th. It has since received all of its local and state permits with the exception of a formal sewer department approval, however, we expect to have direction from that department prior to the 12th. Any special conditions can be entered into the record during the meeting and we will be sure to share sewer conditions with the applicant beforehand.

Public comment included concerns regarding the impact to Commerce Drive; traffic; request for an additional lane for egress to the proposed, but more importantly, the existing businesses. Concerns with the existing business' signage and its relocation/redesign. Dissatisfaction with previously requested information from the Applicant; types of items being stored in the facility; concerns with the potential impact to Warwick Pond; drainage, air quality; old growth trees; dust mitigation/impact; construction noise impact; construction standards; height compatibility to the surrounding area; Airport Road traffic; roadway lighting; water quality monitoring.

Board member concerns included impact on the surrounding properties; concerned with the proposed end-user not being disclosed; noise mitigation; water quality; drainage; height impact; and construction mitigation.

Mr. Flynn, seconded by Ms. Polselli, made a motion to adopt the Planning Department Findings and Recommendations, as presented and amended, and to grant Preliminary Approval, with Final Approval before the Planning Board. All in favor; none opposed.

E. Comprehensive Plan Implementation regarding zone map changes to Open Space:

The comprehensive plan had considered a number of areas that were appropriate for change in zoning from whatever the current zoning happened to be to open space. We are including a list by map and lot along with current and future zone designation. All of the parcels are either existing recreational uses, subject to conservation easements and/or other salient encumbrances that support open space. Some parcels lie within a perpetual state of tax sale due to inability to be developed whatsoever due to the presence of development constraints. A particular area of interest

includes the land directly behind City Hall. As depicted on the maps here, the little league ball fields are quite visible beneath the OS zone designation. It makes sense to extend that OS district slightly west to include the proposed outdoor civic plaza space which includes a multi-seasonal recreation ice skating rink.

Planning Staff provided properties to be rezoned to Open Space

Mr. Flynn, seconded by Mr. Penta made a motion to forward a favorable advisory recommendation to the City Council for the Open Space rezone.

Mr. Catalano, seconded by Mr. Penta and Ms. Polselli, made a motion to adjourn at 9:50 pm. All in favor, none opposed.